Map	Block	Lot	CARD		
132.0	0005	0004.0	1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	2,157,500	/	2,157,500
USE VALUE:	2,157,500	/	2,157,500
ASSESSED:	2,157,500	/	2,157,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POTTER MARGARET J
Owner 2:	KIM WILBUR D
Owner 3:	
Street 1:	84 IRVING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,668 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1898, having primarily Clapboard Exterior and 8723 Square Feet, with 3 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	14668.000	1,372,400	11,100	774,000	2,157,500
Total Card	0.337	1,372,400	11,100	774,000	2,157,500
Total Parcel	0.337	1,372,400	11,100	774,000	2,157,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 247.32 | /Parcel: 247.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	85222
GIS Ref	
GIS Ref	
Insp Date	04/21/18

!10334!

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	1,371,900	11100	14,668.	774,000	2,157,000	2,157,000	Year End Roll	12/18/2019
2019	105	FV	1,133,600	11100	14,668.	817,000	1,961,700	1,961,700	Year End Roll	1/3/2019
2018	105	FV	1,131,300	9900	14,668.	602,000	1,743,200	1,743,200	Year End Roll	12/20/2017
2017	105	FV	1,059,400	9900	14,668.	576,200	1,645,500	1,645,500	Year End Roll	1/3/2017
2016	105	FV	1,059,400	9900	14,668.	533,200	1,602,500	1,602,500	Year End	1/4/2016
2015	105	FV	879,700	9900	14,668.	447,200	1,336,800	1,336,800	Year End Roll	12/11/2014
2014	105	FV	879,700	9900	14,668.	436,900	1,326,500	1,326,500	Year End Roll	12/16/2013
2013	105	FV	915,600	9900	14,668.	416,300	1,341,800	1,341,800		12/13/2012

PRINT

Date	Time
12/11/20	00:39:16

LAST REV

Date	Time
10/02/18	15:54:19
danam	
10334	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BYRNE CAROL	26998-181		1/17/1997		430,000	No	No		Y

USER DEFINED

Prior Id # 1:	85222
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2018	1188	Redo Bat	26,450	C				reno 3rd fl bath
6/27/2017	746	Inter Fi	65,560	C				
10/26/2016	1319	Solar Pa	10,555	C				
8/7/2013	1187	Manual	39,851	C				
3/13/2013	331	Manual	7,419	C				
8/6/2012	978	Re-Roof	17,590	C				
3/28/2008	280	Manual	13,000					reno 2nd flr gar s
8/6/2004	747	Renovate	33,703			G6	GR FY06	
3/12/1997	97	Manual	5,000					BARN FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	BS	Barbara S
4/21/2018	MEAS&NOTICE	BS	Barbara S
1/16/2014	Info Fm Prmt	EMK	Ellen K
5/29/2013	Info Fm Prmt	EMK	Ellen K
2/11/2009	Measured	372	PATRIOT
4/7/2005	Permit Visit	BR	B Rossignol
11/18/1999	Mailer Sent		
11/1/1999	Entry Denied	263	PATRIOT
8/6/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		14668		Sq. Ft.	Site		0	90.	0.59	10									774,039						774,000	

Total AC/HA: 0.33673 | Total SF/SM: 14668 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 774,039 | Spl Credit | Total: 774,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	5	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.81940949
Const Adj.:	1.02010000
Adj $ / SQ:	133.741
Other Features:	226055
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1538531
Depreciation:	166161
Depreciated Total:	1372370

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	17	BRs:	9	Baths:	5	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
1	5	3	
Totals			
3	17	9	

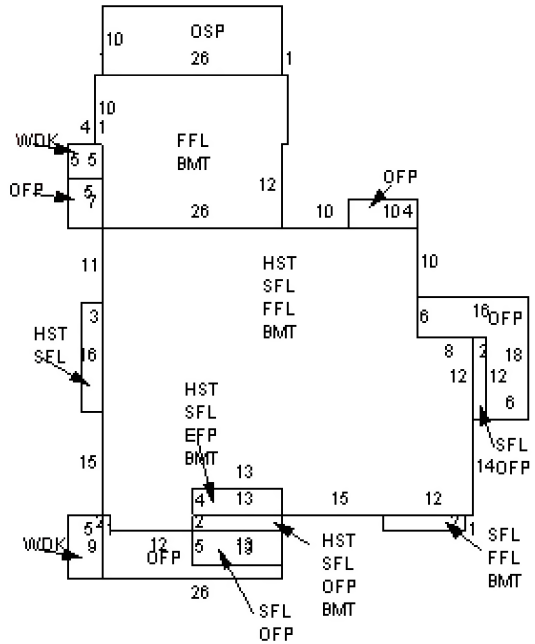
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.83
Special Features:	0	Val/Su Net:	139.15
Final Total:	1372400	Val/Su SzAd	221.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,806	69.550	195,163
FFL	First Floor	2,728	133.740	364,845
SFL	Second Floor	2,351	133.740	314,424
HST	Half Story	1,119	133.740	149,656
OFP	Open Porch	477	20.360	9,712
OSP	Screen Porch	260	25.640	6,665
WDK	Deck	70	16.320	1,143
EFP	Enclos Porch	52	74.060	3,851
	Net Sketched Area:	9,863	Total:	1,045,459
Size Ad	6198	Gross Are	10982	FinArea 8723

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	Barn W/Loft	D	Y	1	33X23	G	GD	1900	18.89	T	30.6	105			9,900			9,900
2	Frame Shed	A	Y	1	6X15	A	AV	1920	0.00	T	40	105						
19	Patio	D	Y	1	15X25	A	AV	2015	3.25	T	5	105			1,200			1,200

More:	N	Total Yard Items:	11,100	Total Special Featues:		Total:	11,100